



Lawnsmead Gardens, Newport Pagnell MK16 8AY



welcome to

Lawnsmead Gardens, Newport Pagnell

Being close to the HIGH STREET and its amenities, Dr's surgery and BURY FIELD COMMON is this LOVELY GROUND FLOOR APARTMENT set in this popular RETIREMENT COMPLEX. The property is offered for sale with NO ONWARD CHAIN.

Entrance Gained Via:

Main entrance door into building leading to the apartment or via personal door accessed through communal garden area into reception/dining area.

Parking:

Parking for both residents and visitors.

Entrance Hall:

Doors to reception room/dining area, bedroom, shower room and two storage cupboards.

Reception / Dining Area:

20' 5" x 14' 9" (6.22m x 4.50m)

Double glazed door with side window leading to outside area, double doors leading to kitchen, storage heater, mantle surround with inset marble effect back and hearth, wall lights, T.V. point, door to hall.

Kitchen:

8' 7" x 7' 7" (2.62m x 2.31m)

Fitted with a range of wall and base units with work surfaces over, fully tiled, stainless steel sink with drainer, built in electric oven and electric hob with extractor hood over, space for under counter fridge and freezer. Window to side, doors to reception / dining area.

Bedroom:

17' 5" x 8' 7" (5.31m x 2.62m)

Double glazed window, emergency pull cord, wall lights, built-in wardrobe, storage heater.

Re-Fitted Shower Room:

Re-fitted with a white suite to comprise: Double shower cubicle with glass screen and power shower over, sink set on a vanity unit, w.c., wall mirror with light over, extractor fan, fully tiled.

Outside:

Small paved area leading out to communal gardens.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Newport Pagnell

- ONE BEDROOM GROUND FLOOR APARTMENT
- RECEPTION/DINING AREA
- KITCHEN
- REFITTED SHOWER ROOM
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



view this property online [brownandmerry.co.uk/Property/NPL107594](https://www.brownandmerry.co.uk/Property/NPL107594)



Property Ref:
NPL107594 - 0004

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